

ITEM 31

CONCEPT PLAN REVIEW FOR FIDDLERS GLEN, CONTAINING 81 LOTS ON 182.03 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2020-203)

Attachment	31-1	Concept Plan
	31-2	Aerial Photograph
	31-3	Review Letter from County's Wastewater Consultant
Area		182.03 acres
Lots		81 lots (0.44 DU/A)
Zoning		Rural Development-1 (RD-1)
Water		Milcrofton Utility District
Sewer		Non-Traditional Wastewater Treatment and Disposal System
Development Option		Conservation Subdivision
Chapter 1101 Status		Rural
Map and Parcels		114---01100 and 01200
File Number		(1-2020-203)

A Concept Plan for this development, which contained 130 lots, was approved in August of 2016 and has since expired. The applicant is now requesting approval of an 81-lot Conservation Subdivision in the Rural Development-1 (RD-1) zoning district. The review of a Concept Plan is the first stage in the development approval process. Because the Concept Plan contains more than forty-nine (49) lots, a Public Hearing is required.

The subject property totals approximately 182.03 acres and is located on Murfreesboro Road (SR 96), approximately 1.25 miles west of the intersection of Murfreesboro Road and Nolensville Road/Horton Highway. The site contains a number of natural resources, including moderate and very steep slopes, wetlands, streams and large areas of woodlands. Approximately 24% of the site is covered in tree canopy. The required 350-foot Open Space strip parallel to Murfreesboro Road and the required 150-foot Open Space strip around the perimeter of the property have been provided.

The proposed development consists of eighty-one (81) lots, which range in size from approximately 12,600 square feet to approximately 24,600 square feet. The overall density is 0.44 dwelling units per acre. Seventy-six percent (76%) of the site will be preserved in open space, and 69% percent of the existing tree canopy will be retained.

The traffic-shed analysis performed by the applicant indicates that the proposed number of lots is within acceptable limits based upon the capacity of existing roadways. Access to the proposed development will be provided from a single entrance from Murfreesboro Road, and both left and right turn lanes are to be constructed at this entrance.

Within the development, the applicant is requesting a right-of-way width of forty (40) feet in order to locate sidewalks outside of the right-of-way, a design speed of twenty-five (25) MPH for internal roadways, and 12% slope for internal roadways. Staff is in support of these requests.

Water service will be provided by Milcrofton Utility District. Wastewater will be handled via the Cox-Ladd Treatment system, for which a revised Site Plan was approved at the May, 2020 meeting to accommodate the capacity of this additional development. Approximately 8.5 acres of the site will be utilized for the Nontraditional Wastewater Treatment and Disposal System, which includes the land application area. The proposed system will utilize re-circulating sand filter technology to treat wastewater generated by the proposed subdivision. A Certificate of Convenience and Necessity (CCN) has been approved by the Tennessee Public Utilities Commission (TPUC), and a draft State Operating Permit has been issued by the Tennessee Department of Environment and Conservation (TDEC). A Design Development Report (DDR) as well as a revised Detailed Soils Investigation Report (DSIR) were prepared by the applicant and submitted to the County. The County's wastewater consultant has reviewed these reports and has concluded that all Zoning Ordinance requirements related to Nontraditional Wastewater Treatment and Disposal Systems have been met (See Attachment 31-3).

It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots and relocation of drainage infrastructure from buffer areas, may be necessary. A Landscaping Plan will also be required.

Staff recommends approval of this Concept Plan, along with the requests for a 40-foot right-of-way width, a design speed of twenty-five (25) MPH within the subdivision, and the 12% slope for roadways within the subdivision, with the following conditions:

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Construction plans for turn lanes must be approved by TDOT prior to the submission of the Preliminary Plat;
3. Submission of water plans for review and approval by Milcrofton Utility District; and
4. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and staff.

The Final Plat must address the following:

Reviewer: AVH
Date: 08-13-2020

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
 - b. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said system was constructed in accordance with the approved construction plans and specifications;
 - c. A letter from the owner/utility provider indicating that it has accepted said system and is currently operating same;
 - d. The posting of a Performance Bond in the amount of \$102,300 for the addition to said system as it relates to the Fiddlers Glen development as specified by the County's wastewater consultant;
 - e. The posting of a Performance Bond in the amount of \$27,400 for landscaping improvements for the addition to the wastewater system as it relates to the Fiddlers Glen development; and
 - f. Execution of Performance Agreements for the above referenced sureties.
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The HOA documents must be submitted with the Final Plat, and the approved HOA documents must be recorded concurrently with the recording of the Final Plat;
3. Prior to submittal of the first Final Plat, all off-site roadway improvements shall be completed to the satisfaction of TDOT;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Execution of Performance Agreements for the above referenced sureties;

9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
10. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.